

#### LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP

  ⊙ STAMPED "J. BEARD P.S. 1691"
- (OR AS NOTED) △ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

### **ZONING NOTES:**

- 1. CURRENT ZONING CLASSIFICATION: AG, AGRICULTURAL DISTRICT.
- 2. AG, BUILDING SETBACKS AND RESTRICTIONS:
- STREET SETBACK 30' • SIDE SETBACK - 10'
- REAR SETBACK 30'
- MAXIMUM LOT COVERAGE 35%
- MAXIMUM HEIGHT LIMITATION 45' • MINIMUM LOT WIDTH - 240'
- MINIMUM LOT AREA 5 ACRES
- 3. REQUESTED ZONING CLASSIFICATION: • RS-7, SINGLE FAMILY RESIDENTIAL DISTRICT.
- 4. RS-7, BUILDING SETBACKS AND RESTRICTIONS:
- STREET SETBACK 20' SIDE SETBACK - 7.5'
- REAR SETBACK 20'
- MAXIMUM LOT COVERAGE 40% MAXIMUM HEIGHT LIMITATION - 35'
- MINIMUM LOT WIDTH 50'
- MINIMUM LOT AREA 6,222 SQ. FT.
- 5. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

### SURVEYOR'S NOTES:

- 1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301). 3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
- BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, ADLS DOCUMENT NO. 20241206030930, DATED NOVEMBER 04, 2024.
- WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. JB2024R-020834, DATED NOVEMBER 19, 2024. 4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0259D, EFFECTIVE DATE
- 5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY. 6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- 7. FIELD WORK WAS COMPLETED ON MAY 20, 2025.

# LEGAL DESCRIPTION (AS-SURVEYED):

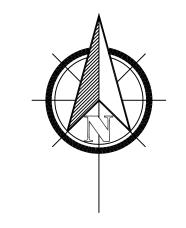
PART OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°31'49" WEST, 238.69 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°31'49" WEST, 727.82 FEET; THENCE SOUTH 89°09'18" WEST, 1046.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KATHLEEN STREET; THENCE NORTH 33°30'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1033.34 FEET; THENCE SOUTH 56°29'32" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 222.12 FEET; THENCE NORTH 89°11'04" EAST, 297.28 FEET THE POINT OF BEGINNING PROPER, CONTAINING 13.86 ACRES (603,646 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

# SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.





BEARINGS BASED ON ARKANSAS STAT

PLANE GRID NORTH ZONE (0301)

RIDGE SURVEYING & CONSULTING PLLC



RIDGE SURVEYING & CONSULTING, PLLO ARKANSAS - 2946



JASON D. BEARD - SURVEYOR ARKANSAS - P.S. 1691

500-14N-04E-0-23-410-16-1691